

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING SETBACK
	EXISTING ROADWAY CENTERLINE
	EXISTING EDGE OF PAVEMENT
	EXISTING OVERHEAD WIRE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	PROPOSED CURB & GUTTER
	PROPOSED CONCRETE
	PROPOSED STRIPING
	PROPOSED SIDEWALK
	PROPOSED ASPHALT TRAIL
	PROPOSED BUILDING
	PROPOSED FENCE

LEGAL DESCRIPTION (PER HAMILTON COUNTY GIS)
ACREAGE 2.06 SECTION 32, TOWNSHIP 19, RANGE 4 LAKES AT SHADY NOOK SECTION 1B BLOCK A IRREGULAR SHAPE

DISCLAIMER: NOTWITHSTANDING THE FOREGOING OR ANYTHING ELSE CONTAINED IN THIS LEASE, IN NO EVENT SHALL TENANT'S REVIEW AND APPROVAL OF THE APPROVED PLANS OR ANY APPROVALS OR PERMITS BE DEEMED A REPRESENTATION BY TENANT THAT SUCH APPROVED PLANS, APPROVALS OR PERMITS COMPLY WITH APPLICABLE LAWS OR THE USE-SPECIFIC CONSTRUCTION OBLIGATIONS; IT BEING UNDERSTOOD AND AGREED BY LANDLORD THAT LANDLORD, AT ITS SOLE COST AND EXPENSE, IS RESPONSIBLE FOR DELIVERING THE PREMISES IN THE DELIVERY CONDITION INCLUDING, WITHOUT LIMITATION, OBTAINING ALL APPROVALS AND CONSTRUCTING THE BUILDOUT OF THE PREMISES IN ACCORDANCE WITH ALL APPLICABLE LAWS, AND THE REGULATORY REQUIREMENTS OF ANY GOVERNMENTAL AUTHORITIES WITH RESPECT TO THE PERMITTED USE AND CAPACITY (AND THE LICENSING REQUIREMENTS RELATED HERETO).

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	03/28/2022	ARCHITECTURAL REVISIONS
2	04/21/2022	REVISIONS PER CLIENT COMMENTS
3	04/28/2022	REVISIONS PER CLIENT COMMENTS



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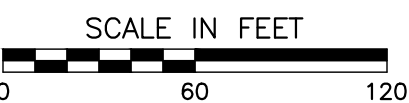
PREPARED FOR:
GLOBAL POWER AND CONSTRUCTION, INC.
7S882 CAMP DEAN ROAD
BIG ROCK, ILLINOIS 60511

DRAWN BY: **MMS** CHECKED BY: **ARG** APPROVED BY: **PTB**
DATE: **03/24/2022** DWG SCALE: **1"=20'** PROJECT NO: **322-209.0001**

VICINITY MAP
THE LAKES AT SHADY NOOK
WESTFIELD, INDIANA 46074

DRAWING NO.: **CP-01**
SHEET **1** OF **2**

DRAFT



REFERENCE

1. PARCEL DATA OBTAINED FROM HAMILTON COUNTY GIS MAPS DOWNLOADED ON 03/22/2022.
2. AERIAL IMAGE PROVIDED BY GOOGLE EARTH. DATE OF IMAGE: SEPTEMBER 2021.



ZONING CLASSIFICATION: SF-2

ZONING
CLASSIFICATION: SF-4

PROPOSED BUILDING
~10,900 SF

CHILDREN'S PLAYGROUND
(18,600 SF)

TODDLER PLAYGROUND
AREA (14,055 SF)

**NIDO/YOUNG
TODDLER
PLAYGROUND
(5,505 SF)**

MAPLE - RED -

ZONING
CLASSIFICATION: SF-4

ZONING
CLASSIFICATION: SF-4

LEGEND

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SITE INFORMATION:

LOT SIZE:	89,949 SQ.FT. (±2.06 AC)
IMPERVIOUS SURFACE AREA:	30,859 SQ.FT. (0.71 AC)
PERVIOUS SURFACE AREA:	59,090 SQ.FT. (1.35 AC)
BUILDING SIZE:	~10,900 SQ.FT.
PARKING SUMMARY:	
MINIMUM: 1 SPACE PER 300 GROSS FLOOR AREA	
REQUIRED PARKING:	37 SPACES
PROPOSED PARKING:	35 SPACES
ACCESSIBLE PARKING SPACES:	2 SPACES
TOTAL PARKING SPACES:	37 SPACES
REQUIRED BICYCLE PARKING:	1 SPACE PER 15 VEHICLE SPACES
PROVIDED BICYCLE PARKING:	3 SPACES
ZONING:	LAKES OF WESTFIELD PUD WITH UNDERLYING ZONING CLASSIFICATION OF LOCAL AND NEIGHBORHOOD BUSINESS (LB) DISTRICT.
SETBACK SUMMARY:	
FRONT:	60 FEET
REAR:	60 FEET
SIDE (RESIDENTIAL):	60 FEET

FEMA FLOODPLAIN

NO FEMA FLOODPLAIN BOUNDARIES EXIST WITHIN 500+ OF THE SITE.

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**SITE PLAN
THE LAKES AT SHADY NOOK
WESTFIELD, INDIANA 46074**


DRAWING NO.:
CP-01
SHEET 2 OF 2

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SCALE IN FEET



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